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Map

Block

Lot

1 of 1

Residential

CARD

ARLINGTON

APPRAISED:

Total Card / Total Parcel

784,300 / 784,300

USE VALUE:

784,300 / 784,300

ASSESSED:

784,300 / 784,300


Patriot
 Properties Inc.

PROPERTY LOCATION

IN PROCESS APPRAISAL SUMMARY

No	Alt No	Direction/Street/City
31		PARK ST, ARLINGTON

OWNERSHIP	Unit #:
Owner 1: BENJAMIN FRANCE B &	
Owner 2: BENJAMIN SHEILA C	
Owner 3:	
Street 1: 31 PARK STREET	
Street 2:	

Twn/City: ARLINGTON	St/Prov: MA	Cntry:	Own Occ: Y
	Postal: 02474		Type:

PREVIOUS OWNER	Source: Market Adj Cost	Total Value per SQ unit /Card: 330.68	/Parcel: 330.68
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Owner 1: U.S. BANK NATIONAL ASSOC/TRS -	Total Card: 0.105	360,400	423,900	784,300
Owner 2: WAMU MORTGAGE PASS-THROUGH -	Total Parcel: 0.105	360,400	423,900	784,300

Street 1: 101 5TH ST EAST	Source: Market Adj Cost	Total Value per SQ unit /Card: 330.68	/Parcel: 330.68
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Twn/City: ST PAUL	St/Prov: MN	Cntry:	Own Occ: Y
	Postal: 55101		Type:

NARRATIVE DESCRIPTION	SALES INFORMATION	TAX DISTRICT	PAT ACCT.
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This parcel contains .105 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1945, having primarily Texture 111 Exterior and 2372 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 9 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS	Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
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Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS	Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment	ACTIVITY INFORMATION
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Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exempt		

Flood Haz:	Topo	1	Level
D			
s			

t	Gas:		
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LAND SECTION (First 7 lines only)	Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment	ACTIVITY INFORMATION
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Use	Description	LUC	No of Units	Depth /	Unit Type	Land Type	LT	Base	Unit	Adj	Neigh	Neigh	Neigh	Infl 1	%	Infl 2	%	Infl 3	%	Appraised	Alt	Spec	J	Fact	Use Value	Notes
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101	One Family		4594	Sq. Ft.	Site			0	80.	1.15	1			Easemen	-5					423,945					423,900
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EXTERIOR INFORMATION

Type:	6 - Colonial	
Sty Ht:	2 - 2 Story	
(Liv) Units:	1	Total: 1
Foundation:	3 - BrickorStone	
Frame:	1 - Wood	
Prime Wall:	19 - Texture 111	
Sec Wall:		%
Roof Struct:	1 - Gable	
Roof Cover:	1 - Asphalt Shgl	
Color:	TAN	
View / Desir:		

BATH FEATURES

Full Bath:	1	Rating: Good	no siding work done as 11/12/15.
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth:		Rating:	
1/2 Bath:	1	Rating: Good	
A HBth:		Rating:	
OthrFix:		Rating:	

RESIDENTIAL GRID

1st Res Grid	Desc: Line 1	# Units	1
Level	FY LR DR D K FR RR BR FB HB L O		
Other			
Upper			
Lvl 2			
Lvl 1			
Lower			
Totals	RMS: 9	BRs: 4	Baths: 1
	HB: 1		

OTHER FEATURES

Kits:	1	Rating: Good
A Kits:		Rating:
Fpl:		Rating:
WSFlue:		Rating:

GENERAL INFORMATION

Grade:	C - Average
Year Blt:	1945
Eff Yr Blt:	
Alt LUC:	
Alt %:	
Jurisdct:	
Fact:	.
Const Mod:	
Lump Sum Adj:	

INTERIOR INFORMATION

Avg Ht/FL:	STD
Prim Int Wal	2 - Plaster
Sec Int Wall:	%
Partition:	T - Typical
Prim Floors:	4 - Carpet
Sec Floors:	3 - Hardwood 15%
Bsmt Flr:	12 - Concrete
Subfloor:	
Bsmt Gar:	
Electric:	3 - Typical
Insulation:	2 - Typical
Int vs Ext:	S
Heat Fuel:	1 - Oil
Heat Type:	3 - Forced H/W
# Heat Sys:	1
% Heated:	100
% AC:	
Solar HW:	NO
Central Vac:	NO
% Com Wal	% Sprinkled

DEPRECIATION**PHYSICAL**

Phys Cond: GD - Good

18.

%

FUNCTIONAL

Functional: %

ECONOMIC

Economic: %

SPECIAL

Special: %

OVERRIDE

Override: %

Total: 18.6 %

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